



FOR SALE

INDUSTRIAL / FLEX CONDOMINIUM

- ✓ Less than cost of leasing
- ✓ Stability (insulated against market conditions)
- ✓ Build equity
- ✓ Tax advantages

241 Oswalt Avenue
Batavia, IL 60510



FOX VALLEY BUSINESS PARK

PROPERTY OVERVIEW

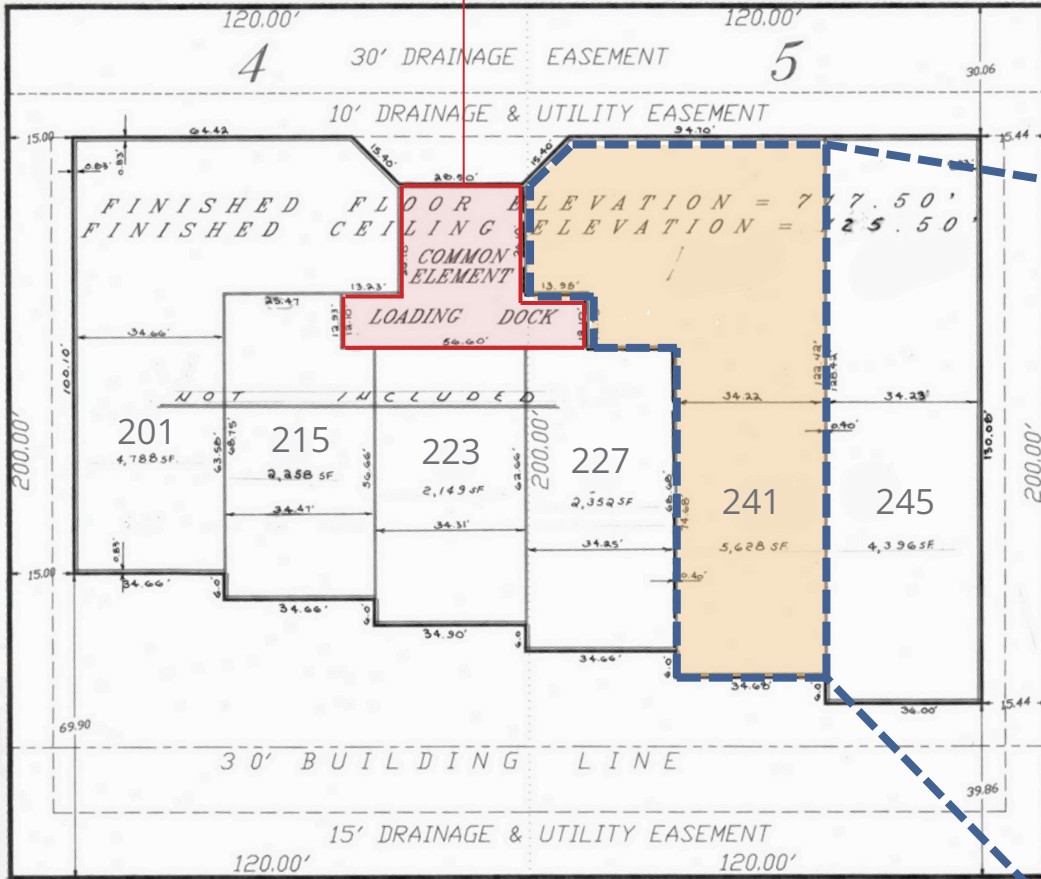
Fox Valley Business Park offers an ideal setting for businesses seeking convenience and connectivity. The park currently features six single-story buildings, with vacant lots available for future development.

201-245 Oswalt is a 24,000+/- square foot, multi-unit condominium association.

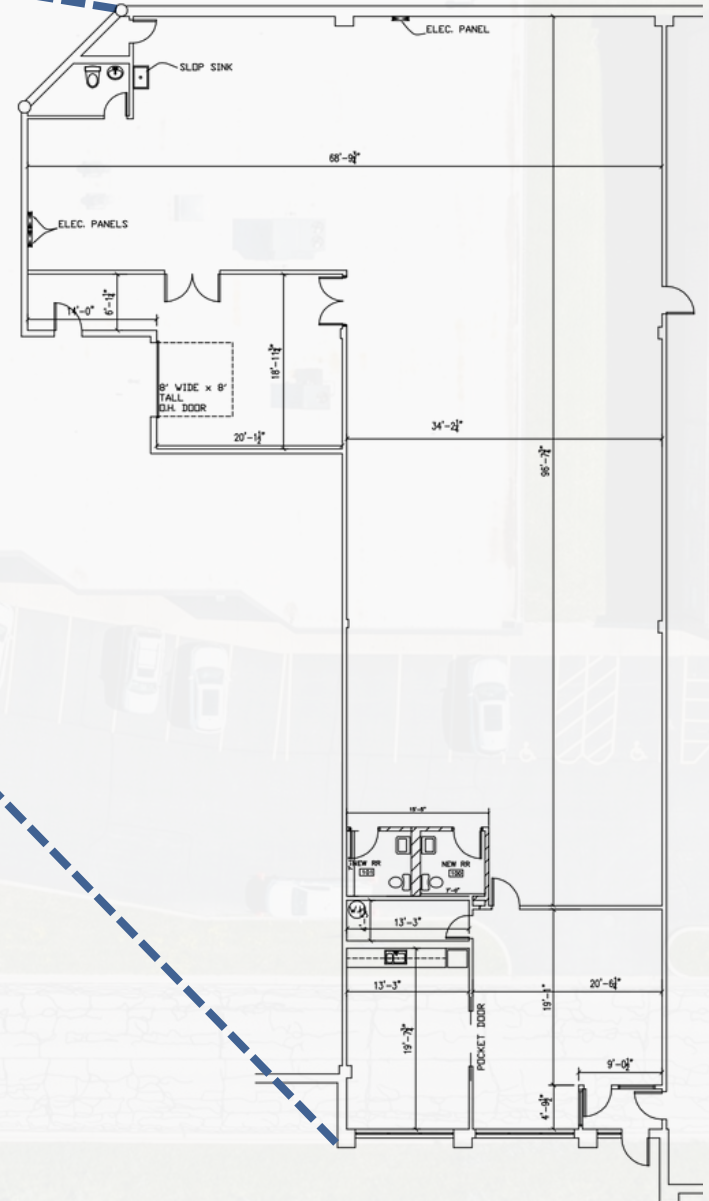
UNIT 241

SIZE:	5,628 SF 26.09% of Association
YEAR BUILT:	1991
CONFERENCE ROOM/KITCHEN:	1
PRIVATE RESTROOMS:	3
2 SHARED LOADING DOCKS:	14' overhead
INTERIOR CLEAR HEIGHT:	10'-4" to 10'-8"
POWER:	225 Amps / 240 Volts / 3 phase
HVAC:	Unit 1: 7 1/2 ton Daikin, 2016 Unit 2: 4 ton Daikin, 2016
ROOF:	50-mil reinforced PVC roof with a 20-year warranty installed March 2023, along with new gutters, downspouts, flashing, and roof penetrations.
ZONING:	Light Industrial (L1) City of Batavia
PARKING:	36 common spaces

SHARED LOADING DOCK



UNIT 241 | 5,628 SF SPACE PLAN



201-245 OSWALT BUILDING PLAN



LOCATION

Fox Valley Business Park ("FVBP") is centrally situated in Kane County and nestled in Batavia, a vibrant community home to over 300 diverse manufacturing, research, and warehousing firms.

Offering low real estate taxes, a diverse labor pool, and a pro-business municipality, FVBP is strategically located in the heart of the South River Street Corridor, just north of IL Route 56, ~4 miles south of IL Route 38, and ~4 miles north of Interstate 88.



4 miles to Interstate 88 access



< 1 mile from the City of Batavia



Batavia Downtown Plan
South River Street Corridor Future Plan



3.5 miles to dining & shopping at the Chicago Premium Outlets



OFFERING SUMMARY

SALE PRICE: \$619,080
\$110.00 /SF

REAL ESTATE TAXES:
2023 (Payable 2024) \$1.22 /SF
12-27-278-016

ASSOCIATION FEES*:
2024 Budgeted \$0.90 /SF

* Association fees include the following:

(a) Building property, liability and umbrella insurance coverage (b) building exterior maintenance including exterior masonry, roof and water drainage items (c) exterior sidewalks, parking area and driveways (d) exterior landscaping, grass mowing and snow plowing (e) Fox Valley Business Park Owners Association dues and (f) reserves.



CONTACT

BRYAN BARUS

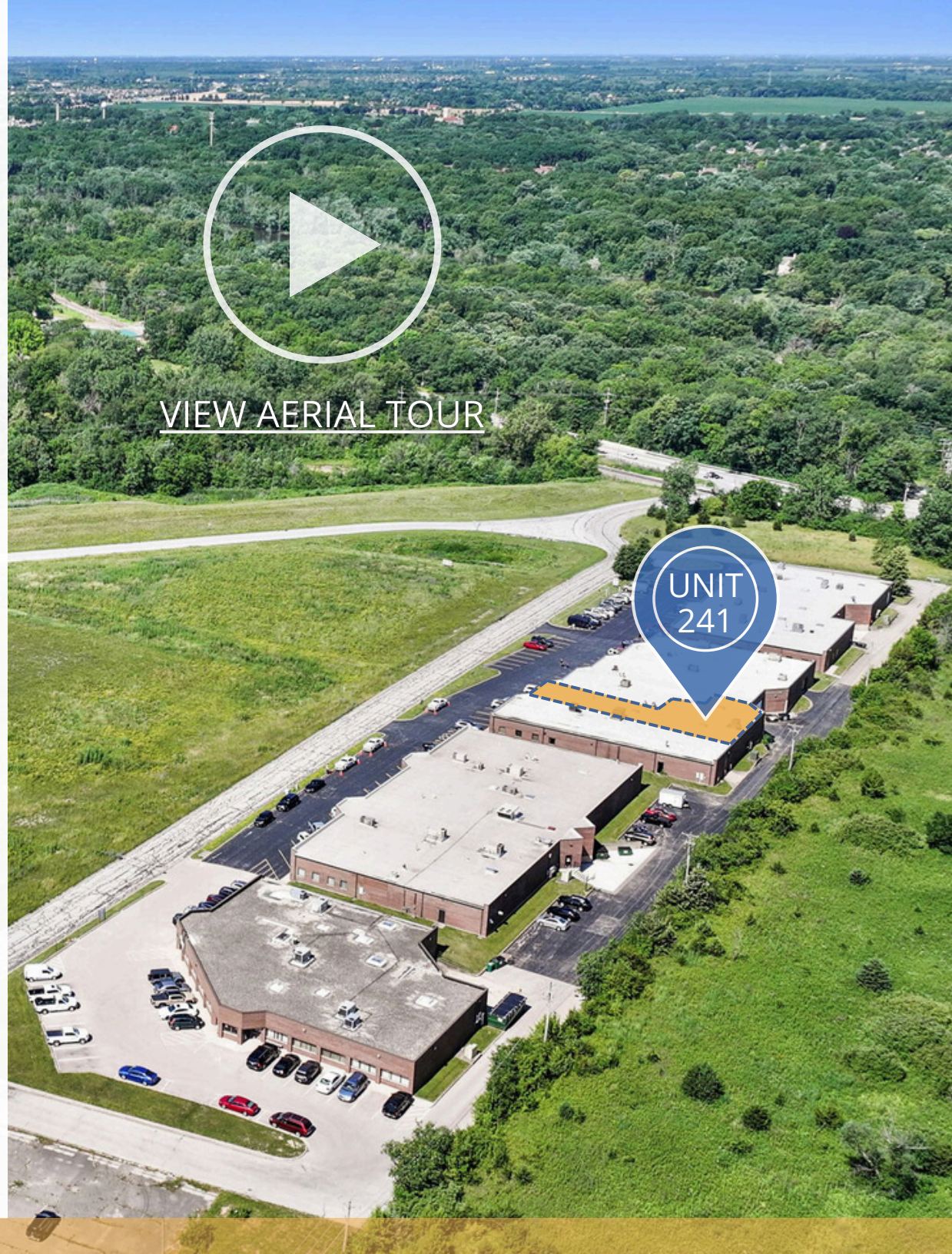
Designated Managing Broker, CCIM / CPM

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VIEW AERIAL TOUR